

## Message Text

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ACTION EUR-12

INFO OCT-01 ISO-00 FBO-02 A-01 SCA-01 L-03 SS-15 CIAE-00

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FM AMEMBASSY MOSCOW

TO SECSTATE WASHDC 932

INFO AMCONSUL LENINGRAD

C O N F I D E N T I A L SECTION 1 OF 2 MOSCOW 7839

E.O. 11652: GDS

TAGS: PDIP, ABLD, UR

SUBJECT: PROPERTIES FOR CONGEN KIEV

REF: A. STATE 125598

B. MOSCOW 7236

C. MOSCOW 5752

1. SUMMARY: KIEV OFFICIALS JUNE 2/3 SHOWED TWO ADDITIONAL OFFICE OPTIONS AND ONE FOR RESIDENCE. NONE IDEAL BUT IN CONTRAST PREVIOUS GROUP, LATEST OFFICE PROPOSALS HAVE GREATER POTENTIAL FOR REMODELING. ONE HOWEVER NOT FREE STANDING. APARTMENTS SHOWN ALL FOR FROM DOWNTOWN; TEMPORARY OFFICE SPACE INTOURIST HOTEL ADEQUATE, BUT ACCESS HIGHLY CONTROLLABLE BY SOVIETS; DACHA PROPOSAL FORESEES CONSTRUCTION NEW AREA EXCLUSIVELY FOR CONSULAR CORPS. IF DEPARTMENT SEES ENOUGH PROMISE IN OFFICE/RESIDENCE PROPOSALS TO MOVE FURTHER AT THIS POINT, EMBASSY RECOMMENDS DISPATCH ARCHITECT/ENGINEER/ TO KIEV AS SOON AS POSSIBLE. END SUMMARY.

2. EMBASSY ADMIN OFFICER AND GSO JOINED BY LENINGRAD DPO VISITED KIEV JUNE 1 TO 3 TO INSPECT LATEST REAL ESTATE OFFERINGS FOR NEW CONSULATE GENERAL IN KIEV. OFFICERS MET WITH UKRAINIAN MFA DEPUTY MINISTER V.A. KRAVETS AND DEPUTY CHAIRMAN KIEV CITY EXECUTIVE COMMITTEE N.V. LAVRUKHIN, LATTER OF WHOM AS ON PREVIOUS VISIT (REF C) LED TOURS OF PROPERTIES SHOWN. RECEPTION NOTICEABLY WARMER THAN APRIL VISIT, BUT KIEV OFFICIALS CONTINUED TO STRESS THEIR LACK OF RESOURCES AND PRESSED HARD FOR EARLY FINAL SELEC-  
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TION WITH IMPLICATION THAT FURTHER OPTIONS NOT LIKELY TO BE

PROFFERED.

3. KIEV AUTHORITIES SHOWED THOSE INTERIORS NOW OFFICES, BUT AGAIN DECLINED TO DISTURB APARTMENT OCCUPANTS AND SAID FLOOR PLANS WOULD BE PROVIDED AS SOON AS SELECTIONS MADE. US OFFICERS TOOK PHOTOS. AIR POUCHES PER REF A TO EUR/SOV, REGISTRY NUMBER 941738.

4. OFFICES. FOR OFFICE BUILDING FIRST OF TWO SHOWN IS LOCATED AT 53/53A ULITSA LENINA, A FEW YARDS UP FROM PREVIOUS OFFERING AT NO. 57 (REF C PARA 4 B). GROUP IS COMPLEX OF THREE STRUCTURES: A FOUR-STORY APARTMENT BUILDING SET BACK ABOUT 15 FEET FROM THE STREET; AN ABUTTING TWO-STORY OFFICE BUILDING ON THE EAST (UP HILL) SIDE WHICH JOINS THE APARTMENT BUILDING ABOUT 15 YARDS BACK FROM THE STREET LEAVING COURTYARD OPEN TO STREET; AND OLDER TWO-STORY BUILDING ABUTTING BACK OF APARTMENT BUILDING IN "L" SHAPE TO COMPLETE INNER COURTYARD. LAST MENTIONED WOULD BE RAZED AS WOULD SMALL ABANDONED TWO-STORY BUILDING ABUTTING ON APARTMENT STRUCTURE TO DOWNHILL SIDE. MAIN APARTMENT BUILDING HAS 2,200 SQUARE METERS USEABLE SPACE, BUT WOULD HAVE TO BE GUTTED AND EXTENSIVELY RECONFIGURED. ONE KIEV OFFICIAL ESTIMATED UP TO SIX MONTHS NEEDED FOR RESETTLING OCCUPANTS AND PERHAPS EIGHTEEN MONTHS OR MORE FOR REMODELING, ALTHOUGH MORE SENIOR OFFICIALS SAID PROCESS WOULD BE ACCELERATED. TWO-STORY OFFICE BUILDING IS NOW USED PRINCIPALLY BY DIRECTORATE FOR CATTLE BREEDING AND, SINCE IT IS CONFIGURED TO OFFICE USE, COULD IN SPACE OF FEW WEEKS BE MADE INTO ADEQUATE, ALTHOUGH LIMITED AND UNIMPRESSIVE, BASE OF INITIAL CONGEN OPERATIONS. IT HAS ABOUT 1,000 SQUARE METERS.

5. GIVEN FRONTAL COURTYARD, FACADE WITH THREE SURFACES AND POTENTIAL FOR DEVELOPING BACK COURTYARD WHERE BUILDING WILL BE RAZED, COMPLEX APPEARS TO OFFER POSSIBILITIES FOR ARCHITECTURAL REDESIGN INTO OFFICE OF UTILITY AND DISTINCTIVE APPEARANCE. WORK OUTSIDE AND IN WOULD BE CONSIDERABLE. OBVIOUS PLAN TO EXPLOIT SITE WOULD BE EARLY OCCUPANCY PRESENT OFFICE WING FOLLOWED BY ONE TO TWO YEAR CONSTRUCTION PERIOD ON MAIN BUILDING AND COURTYARD. TIMETABLE DEPENDS ON BOTH COMPLEXITY OF FINAL PLANS AND ABILITY TO KEEP PRESSURE ON SOVIETS THROUGH LINKAGE WITH THEIR ACTIVITIES IN NEW YORK.

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6. SECOND NEW OPTION FOR OFFICES NO. 37 REITARSKAYA, ACROSS STREET FROM BUILDING AT NO. 32B/34 SHOWN PREVIOUSLY (REF C PARA 4 C) LOCATED BETWEEN ULITSA CHKALOVA AND LVOVSKAYA PLOSHCHAD. BUILDING IS FOUR STORIES; HAD 3,700 SQUARE METERS PLUS BASEMENT AND IS NOW OCCUPIED BY RURAL INDUSTRY DESIGN ADMINISTRATION (SELSTROI). IT IS "L" SHAPE, WITH LONG LEG DIRECTLY ON SIDEWALK AND AT PRESENT IS ABUTTED ON BOTH LEG ENDS. APARTMENT BUILDING ADJOINING ON END OF SHORT LEG BACK FROM STREET COULD NOT BE

SEPARATED; ON STREET FRONT ABUTTING FOUR-STORY APARTMENT BUILDING COULD BE SEPARATED BY DEMOLISHING A BRIDGING SECTION ONE ROOM IN DEPTH WHICH WAS EVIDENTLY CONSTRUCTED ON APARTMENT BUILDING MAINLY TO SERVE ESTHETIC PURPOSE OF CONTINUOUS STREET FACADE. SMALLISH BUILDING IN BACK COURTYARD WOULD BE RAZED TO PERMIT CONSTRUCTION GARAGE.

7. REITARSKAYA BUILDING IS PRE-REVOLUTIONARY AND ORIGINALLY BUILT FOR SCHOOL OF SOME SORT. IT HAS INTERIOR CENTRAL LOBBY WITH WIDE STAIRCASE WHICH IN OPEN CENTER SHAFT COULD ACCOMMODATE AN ELEVATOR. HALLS ARE WIDE, ROOMS GENERALLY LARGE (MOST ABOUT 30 SQUARE METERS), CEILINGS HIGH, AND ON THIRD FLOOR THERE IS AUDITORIUM WITH CAPACITY UPWARDS OF 150 PEOPLE. AUDITORIUM AND SEVERAL OTHER ROOMS IN EXCELLENT SHAPE WITH ELEGANTLY DECORATED CEILINGS AND SOME WOOD PANELING FROM TSARIST DAYS, ALTHOUGH WEAR AND TEAR EVIDENT IN OTHER AREAS AND REFURBISHING THROUGHOUT WOULD NOT BE SIMPLE IN ALL RESPECTS. ROOF MIGHT ALSO NEED EXTENSIVE RECONSTRUCTION.

8. CLEAR ADVANTAGE PRESENTED BY THIS BUILDING IS ABILITY TO CONVERT IT TO USEABLE OFFICES WITHOUT MAJOR RECONSTRUCTION. STAGED REFURBISHING WOULD PROBABLY PERMIT EARLY OCCUPANCY SOME PERCENTAGE WHILE WORK PROCEEDED IN OTHER PARTS. IF ACCEPTABLE TO RESOLVE PROBLEM OF ADJOINING BUILDING IN BACK, SHORT LEG OF "L" COULD BE USED FOR APARTMENTS, AS BUFFER FOR MAIN OFFICES IN LONG LEG ON STREET FRONT. TO UNPROFESSIONAL EYES, HOWEVER, BUILDING HAS LITTLE POTENTIAL FOR CREATION ANY IMPRESSIVE OR DISTINCTIVE FACADE AND FROM IMAGE STANDPOINT WOULD RUN POOR SECOND TO MODERN STEPPED BRICK FRONT OF HUNGARIAN CONGEN NOW UNDER CONSTRUCTION TWO DOORS UP THE STREET TOWARDS CHKALOVA.

9. RESIDENCE. FOR RESIDENCE, FREE STANDING, FOUR-STORY APARTMENT BUILDING OF 600 SQUARE METERS AT NO. 9 CHKALOVA NEAR CORNER  
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OF BOLSHAYA ZHITOMIRSKAYA WAS PROPOSED. BUILDING IS OLDER, BRICK, UNDERCORATED BUT HAS IMPOSING IF SOMEWHAT ODD APPEARANCE SINCE IT STANDS ALONE WITH BLANK SIDES FROM NOW DEMOLISHED NEIGHBORING STRUCTURES. SPACE IMMEDIATELY AROUND IT IS APPEALING WITH FRONTAL COURT ABOUT 25 YARDS DEEP FROM STREET, WIDE SPACE TO NEXT BUILDING ON ONE SIDE, SMALL OPEN AIR SUMMER THEATER ON OTHER AND POTENTIALLY LARGE COURT IN BACK WHERE EXISTING LOW BUILDING WOULD BE RAZED.

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FM AMEMBASSY MOSCOW

TO SECSTATE WASHDC 933

INFO AMCONSUL LENINGRAD

C O N F I D E N T I A L SECTION 2 OF 2 MOSCOW 7839

10. AS FULLY OCCUPIED, CHOPPED UP APARTMENT BUILDING (TECHNICAL OFFICE OF FOOD INDUSTRY AUTOMATED LINE NOW ON GROUND FLOOR, RESIDENTS ON TOP THREE) IT WOULD TAKE EXTENSIVE RENOVATION. MAJOR PROBLEM WOULD BE CREATION RECEPTION AREAS SINCE BUILDING ONLY ABOUT 15 YARDS DEEP AND CONSTRUCTION ONE STORY ADDITION MIGHT WELL BE ONLY WAY TO ACHIEVE APPROPRIATE APPEARANCE AND SPACE AT GROUND FLOOR LEVEL.

11. APARTMENTS. FOR APARTMENTS SOVIETS OFFER SPACE IN 12 STORY WING NEARING COMPLETION IN BUILDING AT NO. 9 ULITSA FLORENTSIA IN HUGE RUSANOVSKY HOUSING AREA ON OTHER SIDE OF RIVER, ABOUT 20 MINUTES BY CAR FROM CITY CENTER. US OFFICERS WERE QUICK TO ASSERT THAT WE WOULD REQUIRE AT LEAST TWO APARTMENTS DOWNTOWN FOR KEY OFFICERS IN INTERESTS READY ACCESS TO OFFICE FOR EMERGENCIES, NIGHT WORK, ETC. BEYOND THIS CONSIDERATION, BUILDING IS IN NICELY DEVELOPED AREA, WITH OPEN GREEN SPACE, CLOSE TO METRO STATIONS AND GENERALLY PLEASING IN APPEARANCE DESPITE FOREST OF SIMILAR, NEIGHBORING STRUCTURES. APARTMENTS ARE SMALL, BUT RECONFIGURABLE WITHOUT GREAT DIFFICULTY. SOVIETS SAID BUILDING WILL BE OPENED IN ABOUT ONE MONTH AND ASKED FOR RAPID DECISION SO SPACE WE CHOOSE CAN BE HELD. IN CONNECTION APARTMENTS, SOVIETS NOTED BUILDING NEAR TOWN CENTER IS NOW IN DESIGN STAGES TO HOUSE EVENTUALLY PERSONNEL OF FOREIGN CONSULAR OFFICES; COMPLETION IN PERHAPS TWO YEARS. RUSANOVSKY WOULD THUS BE "TEMPORARY" LOCATION. (COMMENT: NEW DOWNTOWN PROJECT WOULD SEEN CLEARLY TO CONSTITUTE CONSULAR GHETTO ON MODEL PRACTICE IN MOSCOW OF BUILDINGS DEDICATED TO FOREIGNERS.)

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12. DACHA. IN DISCUSSION OF DACHA, KIEV OFFICIALS REVEALED APPARENTLY NEW PLAN TO CONSTRUCT SET OF DACHAS ON RURAL PROPERTY (SITE NOT SHOWN) OUTSIDE CITY. DACHAS, POSSIBLY FINNISH PREFABS, WOULD BE BUILT FOR USE KIEV CONSULAR CORPS, SEPARATED ONE FROM ANOTHER BY FENCES. SOVIET WERE VAGUE ON SPECIFICS AND REQUESTED THAT US SUBMIT DETAILED SPACE REQUIREMENTS, IMPLYING THEY WOULD BUILD TO SUIT. US OFFICERS SAID REQUEST WOULD BE PASSED ON, BUT TOOK OPPORTUNITY TO STRESS EXCELLENT FACILITIES ENJOYED BY SOVIETS IN NEW YORK AND INDICATED WE WOULD HAVE SUITABLY COMPARABLE DACHA WOULD BE AVAILABLE SOON, PREFERABLY SEPARATE FROM CONSULAR COLLEAGUES.

13. TEMPORARY OFFICES. AS PROMISED, INTOURIST HOTEL WAS OFFERED AS TEMPORARY OFFICE SITE TO COMPRISE FOUR TO SIX ROOMS ON SECOND FLOOR, WITH CORRIDOR BLOCKED TO GIVE US EXCLUSIVE ACCESS TO CORNER IN MAIN WING FACING STREET. SPACE WOULD BE ADEQUATE AS INITIAL BASE AND LOCATION CONVENIENT, BUT SET-UP SMACKS OF ISOLATION AND CONTROLLED ACCESS. INTOURIST IS OLD HOTEL, CUT NOW TO 40 ROOMS WITH SMALL CHOPPED-UP LOBBY ON FIRST FLOOR AND QUIET, DESHABILLE ATMOSPHERE WITH MINIMAL TRAFFIC IN AND OUT. VISITORS TO ANY US OFFICE WOULD BE CONSPICUOUS. US OFFICERS SUGGESTED MORE MODERN HOTEL SUCH AS LIBED (WHERE FLOW OF PEOPLE IS CONSTANT) WOULD BE MORE SUITABLE TO ACTIVE US OPERATION, BUT KIEV HOSTS PROFESSING NOT TO UNDERSTAND POINT EMPHASIZED QUIETUDE AND "SECURITY" INTOURIST LOCATION.

14. CONCLUSIONS. FROM FOREGOING IT SEEMS CLEAR KIEV OFFICIALS, UNDOUBTEDLY SPURRED BY MYSHKOV TRIP (REF B) HAVE MADE SOME EFFORT TO BE MORE RESPONSIVE TO US REQUESTS. MUCH WAS SAID DURING OUR VISIT ABOUT EAGERNESS TO MEET SUMMIT AGREEMENT AND READINESS TO ACCOMMODATE USG CONSTRUCTION REQUIREMENTS. HOWEVER, CONSTANT HARPING ON LIMITED KIEV RESOURCES VERGED ON "TAKE IT OR LEAVE IT" POSITION AS US OFFICERS COULD NOT ESCAPE IMPRESSION THAT KIEV POWERS RELUCTANT TO GRANT US MUCH SPECIAL TREATMENT, STATUS OR OPERATIONAL FLEXIBILITY. WHILE KIEV IS NOT LENINGRAD MORE HELPFUL AND FLEXIBLE APPROACH OF LENINGRAD OFFICIALS POSES MARKED CONTRAST TO GRUDGING ATTITUDE OF UKRAINIANS.

15. AT THIS POINT OUR OPTIONS SPREAD BETWEEN HOLDING OUT FOR STILL BETTER BUILDINGS AND AT OTHER END OF SPECTRUM PROCEEDING  
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WITH REITARSKAYA 37 (IF ACCEPTABLE IN VIEW ABUTTING BUILDING) WITH OBJECTIVE FAIRLY RAPID OPENING. FORMER COURSE WOULD HAVE BASIS IN FIRST INSTANCE THAT REITARSKAYA 37 NOT FREE STANDING WHILE MAIN BUILDING AT LENIN 57/57A WILL REQUIRE MAJOR RECONSTRUCTION, WHICH WAS GROUNDS OUR OBJECTIONS TO FIRST LOT OF PROPERTIES SHOWN. MYSHKOV COMMENTS (REF B) AS PARALLELED BY THOSE OF KIEV OFFICIALS, HOWEVER, INDICATE STRONG PROBABILITY THAT SOVIETS WILL STAND FAST ON PRESENT OPTIONS. MIDDLE COURSE

IS LENING 57/75A WHICH AS NOTED ABOVE OFFERS EARLY IF LIMITED OPERATIONS AND GREATER POTENTIAL FOR EVENTUAL BUILDING COMPLEX OF SOME CHARACTER AT COST PROTRACTED RECONSTRUCTION PERIOD.

16. IF WE ARE TO MOVE TOWARD FINAL SELECTION WE STRONGLY RECOMMEND THAT ARCHITECT BE SENT TO KIEV AS SOON AS POSSIBLE FOR PROFESSIONAL ASSESSMENT POTENTIAL OF REITARSKAYA 37 AND LENIN 57/57A AS OFFICE POSSIBILITIES AND BOTH CHKALOVA 9 AND 22 PANASA MIRNOGO (REF C) FOR RESIDENCE. RESIDENCES ARE PARTICULARLY DIFFICULT TO JUDGE IN VIEW EXTENSIVE WORK NECESSARY ON EXTERIOR AND INTERIORS. SOVIET PROVISION FLOOR PLANS AND TOURS OF INTERIORS WOULD OF COURSE BE PREREQUISITES.

17. WE SHOULD ALSO MAKE CLEAR TO SOVIETS NEED FOR TWO APARTMENTS (DPO AND CULTURAL OFFICER) NEAR OFFICE BUILDING. BEYOND IMMEDIATE OPERATIONAL REQUIREMENTS, ONCE ESTABLISHED WE WOULD BE IN BETTER POSITION TO AVOID EVENTUAL CONCENTRATION ALL PERSONNEL IN NEW "GHETTO" BUILDING. ON DACHA AND TEMPORARY OFFICES SOVIETS CAN WITH SOME JUSTIFICATION CLAIM ADEQUATE ARRANGEMENTS ON HORIZON BUT IT MAY BE USEFUL FOR US TO PRESS FURTHER FOR MORE RESPONSIVENESS TO OUR SPECIFIC REQUESTS FOR SEPARATE DACHA AND SPACE MORE MODERN HOTEL.  
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